



**Vacant Building Monitoring
Inspection Results Letter
Case Number 1057997-VB**

09/10/2024

Property Owner: THUNDERBIRD MBH LLLP

Property known as 9236 RENTON AVE S
APN:
BLOCK 79, RAINIER BEACH, EXC S 195' & EXC POR COND FOR RENTON
AV S UNDER CO 37687, TGW ADJ POR OF 50TH AV S VAC UNDER VO
#46639

Mt Baker Housing
Reg. Agent: Alisha Dallosto
2916 S McClellan St
Seattle WA 98144

Mt. Baker Housing
2916 S McClellan Street
Seattle WA 98144

THUNDERBIRD MBH LLLP
Reg. Agent: MOUNT BAKER HOUSING ASSOCIATION
2916 S MCCLELLAN ST
Seattle WA 98144

We are monitoring your vacant building for compliance with maintenance standards as required by subsection 22.206.200 of Seattle's Housing and Building Maintenance Code. All vacant buildings, including those in the development process or identified by complaint, are monitored monthly for at least 3 months. Your fee will depend upon the condition of the property at that time, whether it has no violations (\$332.36), has violations but is secured (\$651.82), or is open to entry (\$781.84).

Your building was inspected on 09/10/2024. Our inspector found the structure(s) to be **Not Secured** as set forth in the vacant building maintenance standards. Your fee for this inspection is \$781.84. Please pay inspection fees and fines promptly. The City may refer unpaid fines to collections or bring legal action to collect these amounts, and abatement costs may be levied as a special assessment as authorized by SMC 22.206.200.F against the property. This special assessment becomes a lien on the property with the King County Recorder. In the event of nonpayment, you and any identifiable mortgage holder will be notified in a separate letter of the amount owed to be filed as a lien on the property. Payments can be made online by going to [1057997-VB](https://services.seattle.gov/portal/) in the Seattle Services Portal (<https://services.seattle.gov/portal/>) and selecting Fees.

Violations of the vacant building maintenance standards have been identified as follows:

* Owners are required to eliminate insects, rodents and other pests and to remove any vegetation, litter or debris constituting a public nuisance. Cut and remove all vegetation overgrowth in all yard areas, including but not limited to, all blackberry bushes and all invasive vegetation. This does not include trees, planting or

shrubby. SMC 22.206.160, 22.206.200

All debris, combustible materials including vegetation overgrowth, litter, and garbage, junk, waste, used or salvageable materials, vehicles and vehicle parts, must be removed from vacant buildings, their accessory structures, and the premises including adjoining yard areas.

Vegetation over a sidewalk must be trimmed to 8 feet above the sidewalk from sidewalk edge to sidewalk edge.

Vegetation hanging over the street or alley must be trimmed so that the roadway is clear to 14 feet above the street surface.

Vegetation must be trimmed so that traffic signs and drivers' views at intersections are not blocked.

* Owners are required to eliminate insects, rodents and other pests and to remove any vegetation, litter or debris constituting a public nuisance. Eliminate all outdoor storage of all items in all yard areas and on any open porches, patios, decks or accessory structures including but not limited to all debris, combustible materials including vegetation overgrowth, litter, and garbage, junk, waste, used or salvageable materials, and vehicles and vehicle parts, must be removed from vacant buildings, their accessory structures. SMC 22.206.160, 22.206.200

* Vacant buildings must be secured against unauthorized entry. All plumbing and electrical fixtures, wiring, and service lines must either be in sound condition and good repair or removed and the service terminated in the manner prescribed by law. You may not store flammable liquids, hazardous materials or materials constituting a fire or safety hazard in a vacant building. You must remove all litter, debris and garbage from the building and premises. If any notices of violation of the Housing and Building Maintenance Code (SMC 22.206) have been issued for the property, no one may re-occupy the building, except the owner, until a SDCI inspector has certified compliance with the notice(s) of violation. Secure the building against unauthorized entry and keep closed, including but not limited to unsecured entry doors and open/broken windows. Secure all open entry doors, windows and crawlspaces that are located within 10 feet of the ground or can be accessed by stairs or walkways. SMC 22.206.200

In all vacant buildings and their accessory structures including garages, sheds or other outbuildings, all windows must be closed to weather and unauthorized entry. The windows must have intact glass, impact-resistant clear polycarbonate sheets, commercial-quality steel security panels, or plywood at least 3/4-inch-thick, painted or treated to protect it from the elements, cut to fit the opening, and securely glued and fastened with square- or star-headed woodscrews spaced not more than 9 inches on center.

In all vacant buildings and their accessory structures including garages, sheds or other out-buildings, all building entry doors and service openings with thresholds located within 10 feet of grade must be secured against entry and weather. Doors must provide resistance to entry equivalent to or greater than that of a 1 3/8-inch-thick single panel door. Doors must be equipped with a suitable lock such as a hasp and padlock or a 1-inch throw deadbolt or deadlatch. Exterior doors, if operable, may be closed from the interior by toe nailing them to the doorframe using 10D or 16D galvanized nails. When a door cannot be made operable, it must be constructed of 3/4 inch CDX plywood or other comparable materials & equipped with a lock as described above. All locks must be kept locked.

Vacant buildings and structures must be reasonably weather-tight, watertight, and damp-free. All parts of the buildings must be in sound condition and good repair. Exterior wood surfaces must be painted or have an approved protective covering unless the wood is of a decay-resistant type. The premises must be graded and drained. SMC 22.206.060, 22.206.080, 22.206.160

Vacant buildings, structures, and the premises shall be kept free of graffiti. SMC 22.206.200

Graffiti means unauthorized markings, visible from premises open to the public, that have been placed upon any property through the use of paint, ink, chalk, dye or any other substance capable of marking property.

Violations of the vacant building monitoring standards also may result in separate enforcement action with possible fines. Buildings open to entry will be subject to an immediate Emergency Order to close and the City will secure the building at the owner's expense if necessary.

If no violations are observed during 3 consecutive re-inspections or the building is re-occupied or demolished, your building will be removed from this program and will not be monitored further unless we receive a complaint about maintenance in the future.

Jason Shirley
Housing and Zoning Inspector

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